

# Features & Finishes

**QUALITY CONSTRUCTION**

- Architecturally coordinated exterior finishes providing a pleasant streetscape
- Clay brick exterior with builders stone, and brick archways, quoined corners, soldier coursing, keystone, durable colour coordinated siding, and columns.(as per plan) These details are blended together to produce a diversified visually attractive elevation
- Fully Drywalled Garage (except for Block Walls) Taped and Primed
- Baked on pre-finished, maintenance free aluminum soffits, fascia, eavestrough and downspouts by the same manufacturer to ensure colour match
- Self-sealing Premium roof shingles
- Wood Garage Doors With decorative window lights, as per Brochure
- Concrete porch and reinforced steel garage floor
- Precast concrete slab walkways laid from garage to front porch and at rear door (where applicable)
- Two exterior water hose outlets, one at rear and one in garage for Front and Rear Lane models. Single water hose outlet in garage for Back to Back models
- Fully sodded lot and asphalt paved driveway
- Poured concrete foundation walls with heavy duty damp proofing and Waterproof Wrap
- Sub Floor Joints (5/8 T&G Sheathing) to be sanded and fastened with nails and screws
- 2” x 6” Exterior Wall with **R-22** Insulation
- R-60 roof insulation
- Garage ceilings and overhangs with livable area above to be **R-31** sprayed foam insulation

**ROUGH-INS PROVIDED**

- Rough in CAT6 wiring in 3 locations
- Rough in plumbing and electrical for future dishwasher in kitchen

**DOORS AND WINDOWS**

- Insulated exterior front doors with dead bolt lock, glass inserts and sidelights (as per plan)
- Satin Nickel finish front door grip set
- Thermopane Colour vinyl casement windows throughout ground, main and second floor
- Internal bars or grills on front elevations only and they are to match the colour vinyl (as per plan)
- Casement windows and patio door are Energy Efficient
- Thermopane and vinyl patio doors (as per plan)
- Door from garage to house (if grade permits)
- All exterior doors and windows caulked using quality mastic caulking

**CLASSIC INTERIORS**

- 6’8” Two Panel Smooth Finish Interior Doors Throughout
- 4” Interior Baseboard and 2 ¾” Casing
- All main floor archways to be trimmed
- Satin Nickel Lever Handles and Hinges on Interior Doors
- Stairs to be Natural Oak finish
- Oak Railing & Pickets in Natural finish (as per brochure)
- 1 3/4” Spindles with 2 ½” Handrail and 2 ¾” Post
- All Closets to Have Wire Shelving as per plan (excluding broom and storage closets)

**HEATING AND ELECTRICAL**

- 100 AMP service complete with all copper wiring and 30/60 circuit breaker type
- All wiring in accordance with Ontario Hydro Standards
- Forced Air natural gas heating with high efficiency furnace
- Hot water tank (rental basis), power vented to outside
- HRV
- Heavy duty receptacle for stove
- Dedicated electrical outlet for refrigerator
- Counter level outlets in kitchen for small appliances
- Hollywood strip lights in bathrooms, light fixtures in kitchen, halls, dining room, and bedrooms
- White Decora switches and receptacles throughout
- Plug in Front Porch Soffit for Festive Lights
- 2 Electrical Exterior Waterproof Plugs Outlets (front & back of house for Front and Rear Lane models only)
- Electrical outlet for future garage door opener and outlet by front door for festive lights.

**SPECIAL FEATURES**

- Electrical outlets in all bathrooms wired to a ground fault interrupter as per electrical code
- Door chime at front entry
- Smoke and Carbon Monoxide detectors installed per Building Code
- Black prefinished aluminum exterior railing (where applicable)
- Decorative columns (as per plan)
- Detailed Ceilings (as per plan)
- Optional electric fireplace at an additional charge (as per plan)
- Ductwork to be professionally cleaned
- Front Lane, Rear Lane and Back to Back Townhomes 8’ Ground Floor, 9’ Main Floor & 8’ Second Floor Ceilings (except bulkhead and low areas)

**SPECTACULAR KITCHENS**

- Custom quality kitchen cabinetry with colour coordinated kick plates from builder’s standard samples
- Standard 2cm Granite/Quartz kitchen countertop
- Double stainless steel ledge back sink with single lever faucet with vegetable spray pullout spout

- Pantry and Island (as per plan)
- Two speed exhaust fan vented to exterior over stove area (white only)

**FLOORING**

- 13” x 13” ceramic floor tile in front foyer, powder room, laundry/ mudroom, and bathroom floors (as per plan)
- Front Lane, Rear Lane and Back to Back Townhomes Standard Laminate Flooring on Main Floor & 40 oz. carpet on Ground and Second Floor (exclude tiled areas as per plan)

**BEAUTIFUL BATHROOMS**

- Custom quality crafted vanities in all bathrooms (exclude powder room)
- Plate glass mirror in all bathrooms and powder room
- Quality plumbing fixtures in white
- White Pedestal sink in powder room
- Vanities to have one drawer (if possible)
- Exhaust fan vented to exterior in all bathrooms
- Privacy locks on all bathroom doors
- Main bathroom to have tub with 8” x 10” wall tile to ceiling height
- Cement Wonderboard 36” high in separate shower stall enclosure walls (as per plan)
- Ceramic accessories in all bathrooms to include towel bar, toilet tissue dispenser and soap dish
- Primary Ensuite to include chrome framed shower enclosure and light with freestanding tub as per plan
- Standard 2x2 Mosaic tile shower base in all showers
- Single lever faucets for all washroom sinks
- Porcelain sinks in all bathrooms with mechanical pop up drains
- Pressure Control Valve for all showers
- Shut off valve for each sink and toilet

**PAINTING AND FINISHES**

- Interior walls to be primed and painted with two (2) coats (one primer/one finishing) of quality latex paint in Purchaser’s choice of one colour throughout from Vendor’s samples. Trim and doors to be painted white.
- All ground, main and second floor ceilings to be white stippled throughout living areas. Kitchen, Laundry, and bathrooms to have smooth finish.

**LAUNDRY AREA**

- Single laundry tub with chrome faucet (as per plan)
- Laundry upper cabinets are optional at an additional charge (as per plan)
- Dryer Vent, heavy duty receptacle for dryer, and outlet for washer

**BUILDER WARRANTY**

- This company is an EXCELLENT RATED BUILDER with Tarion Warranty Program and offers a complete Customer Service Program as in accordance with the Ontario New Home Warranty Program

**TARION WARRANTY COVERAGE-BUILDER HAS “EXCELLENT RATING”**

- 7 years – major structural defects
- 2 years – plumbing, heating, and electrical systems and building envelope
- 1 year – all other items
- Backed by the Tarion Program for a period of seven years after closing date.

NOTE:

1. Purchaser’s choice of interior colour and material (one paint and carpet colour per house) from Vendor’ samples if not yet ordered or installed provided that colours and material are available from suppliers and Purchaser agrees to select the colour and material within 10 days of notice by the Vendor, otherwise the Vendor reserves the right to choose the colour and material to complete the dwelling and the Purchaser agrees to close the transaction with the Vendor’s choice of colour and material.
2. All plans, elevations, and specification are subject to modification from time to time by the Vendor according to the Ontario Building Code.
3. Vendor’s standard light fixtures and door chimes.
4. The Vendor will not allow the Purchaser to do work and/or supply any material to finish the dwelling before the closing date.
5. Purchaser acknowledges that Ontario New Home Warranty Program enrollment fee is based on the sale price herein. Enrollment fee is to be paid by the Purchaser on closing.
6. Purchaser acknowledges that broadloom, furniture, electrical fixtures, drapes, ceramic flooring, wood flooring, upgraded kitchen cabinets, stained floor, staircase and railing, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc. may be for display purposes only and may not be of the same grade or type or not necessarily be included in the dwelling unit purchased herein.
7. Purchaser’s are notified that side door and door garage to house or exterior (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipal requirements.
8. House type and streetscape subject to final approval of the Municipality or Developer’s Architect
9. Variations form Vendor’s samples may occur in bricks, finishing material, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
10. The Purchaser shall indemnify and save the Vendor, its servants and agents harmless from all action, causes of action, claims and demand for, upon or by reason of damage, or injury to person or property of the Purchaser, or any of his friends, relatives, workmen or agents who have entered on the real property or any part of the subdivision of which the real property forms a part whether with or without the authorization, express or implied, of the Vendor.
11. Steps where applicable, may vary at any exterior or interior entrance way due to grading variance.
12. Laundry room layout and stairs may be altered or eliminated in order to accommodate municipally approved grading and drainage requirements.
13. Priority and corner lots have special treatments in accordance with architectural control provisions and Purchaser accepts same.
14. Front door vestibule may be lowered to accommodate grading.
15. Anything marked optional on the brochures has been priced as an extra, Ask sales representative for details.
16. Laundry Rooms may be sunken at Vendor’s discretion in order to reduce number of garage steps, due to grading.

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation’s official method for the calculation of floor area. Actual usable floor space may vary from the stated floor area. Railings on front porch only where required by O.B.C. Locations of furnace, hot water tank, posts and beams may vary and are to be determined by Vendor and Architect, Purchasers shall be deemed to accept the same. All images and renderings are artist concept only and subject to change. Side windows only if siting permits. E. & O.E. **FEATURES & FINISHES** January 2023

Purchaser	Vendor